



TOWN OF LOOMIS
PLANNING COMMISSION SPECIAL MEETING AGENDA
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

TUESDAY

June 6, 2017

7:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

- ☐ Chairman Hogan
- ☐ Commissioner Duncan
- ☐ Commissioner Kelly
- ☐ Commissioner Wilson
- ☐ Commissioner Obranovich

COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is three minutes but can be changed by the Chairman.

ADOPTION OF AGENDA

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

PUBLIC COMMENT ON CONSENT AGENDA

CONSENT AGENDA

1. PROJECT STATUS REPORT
2. APRIL 18, 2017 MINUTES

RECOMMENDATION

RECEIVE AND FILE
APPROVE

BUSINESS ITEMS

3. #16-17 TAYLOR ROAD MIXED USE PROJECT
TENTATIVE TRACT, CONDITIONAL USE PERMT, DESIGN REVIEW MODIFICATION
APN: 044-123-059 & 068
APPLICANT: PAT CANNON

The Taylor Road Mixed Use Project was originally approved by the Town of Loomis on December 20, 2005

and subsequently extended to December 20, 2018. Currently the project consists of two parcels, divided into 45 lots (33 residential, 11 commercial and 1 open space).

The proposed modification will decrease the number of lots and the number and mix of dwelling units, while increasing open space, and leaving the same number of commercial lots.

RECOMMENDATION

The Planning Commission adopt Resolution #17-0x to modify the Tentative Tract Map, Conditional Use Permit, and subject to the findings and the revised conditions of approval, and adopt the previous Mitigated Negative Declaration and Addendum as per the California Environmental Quality Act (CEQA).

PUBLIC COMMENT

ADJOURNMENT: _____ **PM**

INFORMATION SUBMITTED AT HEARING OR AFTER PREPARATION OF PACKETS

The Planning Commission may not have time to read written information submitted at the hearing or after 5:00 p.m. the Friday before the scheduled hearing date. We encourage you to present your comments, during the scheduled time period, at the public hearing.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

In compliance with the Americans with Disabilities Act, the Town of Loomis encourages those with disabilities to participate fully in the public hearing process. If you have special needs or requirements in order for you to attend or participate in the Town's public hearing process or programs, please contact Town Hall at 652-1840 prior to the public hearing or program you wish to attend, so that we can accommodate you. Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at www.loomis.ca.gov.

ADMINISTRATIVE REMEDIES MUST BE EXHAUSTED PRIOR TO ACTION BEING INITIATED IN A COURT OF LAW

If you challenge the proposed project described above in court, you may be limited to raising only those issues you raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to the public hearing.

APPEAL PERIOD

** There is a 10-day appeal period for Planning Commission decisions. Appeals can be made by any interested party by submittal of a written appeal request to the Loomis Town Clerk, 3665 Taylor Road, Loomis, California, 95650. **

PUBLIC HEARING PROCEDURE:

1. Town staff makes its presentation on the Project and outlines all recommended actions
2. Commission/Council asks questions of staff
3. Chair/Mayor opens the public hearing
4. Applicant makes its presentation – 15 minutes (At the discretion of the mayor or chair, time may be extended depending on the size/scope of the proposed project. The applicant must make the request for a time extension prior to the beginning of the meeting.)
5. Commission/Council asks questions of the applicant (and staff)
6. Public comment – maximum 3 minutes per speaker, one opportunity to speak each
7. Applicant opportunity to respond to public comments – 5 minutes (At the discretion of the mayor or chair, time may be extended depending on the number of comments made during public comment.)
8. Chair/Mayor closes the public hearing is closed
9. Staff responds to all public comments; Commission/Council asks any additional questions of staff
10. Council deliberates and acts on requested entitlements

CERTIFICATION OF POSTING OF AGENDA

I, Carol Parker, Administrative Clerk/Planning Assistant for the Town of Loomis, declare that the foregoing agenda for Tuesday June 6 2017, Meeting of the Town of Loomis Planning Commission was posted May 31, 2017 at Town Hall of the Town of Loomis, 3665 Taylor Road, Loomis, California, 95650. The agenda is also available on the Town website at www.loomis.ca.gov.

Signed, May 31, 2017 at Loomis, California.



Carol Parker, Administrative Clerk/Planning Assistant